

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

June 03, 2002

Regular Meeting

The regular meeting of Council was called to order by President Klemack at 8:00 p.m. in the Council Chamber, City Hall, 4035 Broadway.

After a moment of silent prayer and the Pledge of Allegiance, roll was called and the following members were present:

Vaughn Radi Bob Hatley Maria Klemack Budd Eversman Bill Saxton

1. Mr. Eversman moved to dispense with the reading of the minutes and approve as written; seconded by Mr. Saxton.

Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes

2. President Klemack recognized the Mayor who accepted a Time Capsule from Mr. John Matera and Tom Bellville of TOSOH, SMD, who made it especially for this year's Sesquicentennial. She then presented a Proclamation to the Grove City Navy Junior ROTC for their service to the community and their many winning Drill Competitions.
3. President Klemack read the agenda items and they were approved by unanimous consent.

The Chair recognized Mr. Saxton, Chairman of the Lands & Zoning Committee, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-48-02 (Accept the Annexation of 10.675 acres located east of Borror Road and north of Hawthorne Parkway) was given its second reading and public hearing.

Mr. Neal Greisenauer, property owner, was present. Mr. Eversman noted that this would be annexed with an SF-1 zoning and asked if there were any plans to develop the land. Mr. Greisenauer said he had no current plans.

Mr. Stage, City Administrator, commented that the City has great interest in annexing some unusable ground at S.R. 665 and I-71, which Mr. Greisenauer owns. He said he would like a chance to discuss this and Mr. Greisenauer agreed to do so any time.

There being no additional questions or comments, Mr. Saxton moved it be approved; seconded by Mr. Eversman.

Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes

2. Ordinance C-55-02 (Accept the Annexation of 23.36 acres located at 4690 Grove City Road) was given its second reading and public hearing.

Mr. Stage commented that this is another key intersection and will assist in controlling the overall traffic in the quadrant. They welcome the annexation.

There being no additional questions or comments, Mr. Saxton moved it be approved; seconded by President Klemack.

Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes

3. Ordinance C-59-02 (Authorize the Approval of a Pre-Annexation Agreement with Certain Owners of 115.399 acres located North of Zuber Road and West of Seeds Road) was given its first reading. Second reading and public hearing will be held on June 17, 2002.
4. Ordinance C-60-02 (Approve a Special Use Permit for an Outdoor Concert for the Southwest Ministerial Association at Fryer Park on July 14, 2002) was given its first reading. Second reading and public hearing will be held on June 17, 2002.
5. Ordinance C-61-02 (Approve a Special Use Permit for B & J Exotic Pet Feeding Supplies located at 4370 Broadway) was given its first reading. Second reading and public hearing will be held on June 17, 2002.
6. Ordinance C-62-02 (Approve a Special Use Permit for Custom Dreamz, car audio & accessories, located at 4356 Broadway) was given its first reading. Second reading and public hearing will be held on June 17, 2002.
7. Resolution CR-38-02 (Approve the Development Plan for Meadow Grove East and Meadow Grove Village) was given its reading and public hearing.

Mr. Don Wick, representing petitioner, was present and explained the project. He gave a brief history of the site and their acquiring the ground. He reviewed the evolution of Buckeye Parkway, which is now designed as a no load boulevard. They have tried to cooperate with the City in every way they can to assist the Parkway. They understand its concept and the enhancement it will make for the community. The proposal is the same zoning as the last three or four developments in Meadow Grove and has the same 2.4 units per acre density when you include the Parkway acreage and the Themed Village (a blended, overall density). He said they are asking to be compensated for the density of the taking of the Parkway and do the Themed Village, which is a higher density than the R-1 zoning. He explained the Themed Village and the characteristics that will make it stand out. He showed some pictures of other similar projects in larger developments. He said identity has a lot to do with a project like this and the Village will not be something that one would look at and say it is another phase of Rockford Homes in Meadow Grove. It will stand out and be identifiable. There will be signs at both entries, there will be a theme to the houses, color restrictions, and landscaping restrictions. He said they are not trying to propose regular size homes on small lots. He said this is a fairly different concept from what they have done in there 21 years of building in Grove City. It is an upscale product. The base price is estimated at \$165, - 190,000.00. In

addition, the plan shows estate lots around the Village. He said the concept is to put a higher area around it and you have a distinctly different feel and look to the development. He said they have written some very strict Deed Restrictions. They allow, but don't require, for the City to come in after the Master Homeowners Association has not done their job. The 54 Village Homes have their own Homeowners Association with more restrictive reviews for side and rear landscaping. You can't change the front landscaping. There is only one type of deck and no latticework can be placed on top of it. They have tried to make it as restrictive as a condominium, but believe it is more restrictive. He believes these restrictive covenants are more difficult to abandon than 1311 Condominium Law. There are ways to get around condominium covenants and not break the law. He said this is controlled by a series of layers and believe it will last. He said the project has evolved in great detail and they are trying to accomplish upscale, not downscale.

Mr. Eversman shared his concern about the Village not being a true condominium association. He understands that the deed restrictions are such that the City could step in and take over, but we don't want to have to do that. He said he has a tough time supporting this, unless it was a true condo association. He said he is not an advocate of narrow lots. He thinks 80' is as narrow as we should have, for a while in the City. He said he would be willing to try this concept on 60' wide lots, if it were covered by a condominium association. He is concerned with it being part of the overall Homeowners Association that includes the larger lots. He asked if there was any way it could be done as a condominium association. Mr. Wick said there was not. He explained that there was a subservient association of only those 54 houses in the Village. The 54 homes also belong to the larger association in order to keep the fees down in maintaining the common areas. He explained that the entire development has open spaces and entries that must be maintained. Mr. Eversman asked about the collective mowing of yards. Mr. Wick explained that there is the ability for the Association to implement grass cutting if they choose, but it isn't set up that way for any part of the development now. He commented that they have done this in Delaware County and they work very well if you have them set up correctly. This is forced funded and forced joined. It is written very clearly that you cannot check out of the 54.

Mr. Radi expressed the same concern over the Homeowners Association and keeping it intact. He said this project has also been described as upscale, but the minimum square footage is 1,300 sq. ft. The base prices mentioned would be lower than the other lots currently in Meadow Grove. He said he would be more excited and supportive of the Village if there was more distinction in the homes themselves. From what has been presented to them so far, it looks like the same floor plans and homes that have been built in Meadow Grove for a number of years. For a Village of this type to be distinctive, he would like to see something more distinctive. Mr. Wick stated that three of these products have never been built in Meadow Grove, especially a 1,343 sq. ft. ranch. Price would be \$163,500. He said they don't offer anything that small in Meadow Grove. The square foot prices are much higher than the Meadow Grove subdivision. The exteriors and interiors of the houses have been completely redesigned to appeal to people his age, which don't want to go into a condominium yet. You still have the pride of your landscaping outside, although you can't change anything because they want to keep it uniform.

Mr. Hatley asked how they plan to identify this Village. Mr. Wick said there would be entry features at both ends of the street. The architecture is considerably different. They are using large windows, panel shutters, same signature fence, same brick and each house will have the same amount of brick, three different shades of siding and three different shades of trim to

choose from only. There will be uniformity with a little variety. They will have the same front doors and the same garage doors. When you put them all together in this theme, you can truly tell it. Mr. Hatley asked why someone would pay more for this type of home, rather than one in the area where the square foot is significantly lower. Mr. Wick said because of the Village concept, the people are more similar. You can have things done for you if you want.

Mr. Saxton shared his concerns. He said there is a definite need for patio homes in Grove City and should be built some place. However, he has a real problem with taking an established subdivision, with 80-foot wide lots and moving 60-foot wide lots in and around that subdivision. He said he doesn't think the existing subdivision residents do not expect to downgrade their house. He also feels they need to establish an area where the patio homes are at the start and we don't put them in afterwards. Mr. Wick stated that the area they have selected for the Village, would be surrounded by new Estate Homes. He said all the existing communities, are in areas of higher priced single-family homes. In Wedgewood, they are literally next to million dollar homes. That's why they put the larger homes next to it. He said there are no existing Meadow Grove homes next to this. There is open space, streets, heavy landscaping and the new estate lots. Mr. Saxton asked, with the success of Meadow Grove and knowing that they would sell in this area, why build the patio homes. Mr. Wick said they didn't feel it made sense to bury a condominium complex in this subdivision. It wasn't a very good use, nor is commercial. They believe this is something that is coming of age. They are developing the product line, not just for this use. This kind of theme is very prevalent all over our city. It is a very popular thing to do because of the aging population. They think this is the right use and allows Grove City residents to age in place.

Mr. Radi asked if the developer has suffered a loss or if ground has been taken for the Parkway. Mr. Stage, City Admin., responded that the City feels the Parkway enhances the property and general area. He doesn't believe it is a take. The City will pay the developer for the over sizing of the road. Mr. Clark, Law Dir., agreed that this was not a Take. The road may be larger than the development needs, but the City pays for the over sizing. Mr. Wick stated that because the Parkway is a "no load" street, it reduces the density. Even with the 54 lots, they are at the identical density of Meadow Grove.

Mr. Hatley asked how many years Rockford had been building patio homes. Mr. Wick said they have not built the first one yet. This would be it. The pictures of are of other subdivisions that they have been researching to come up with their product. Mr. Hatley asked what size the lots were in these other areas. Mr. Wick said he didn't know for sure, but some go down to 45 - 50 foot lots. He doesn't remember seeing any over 70 foot. Mr. Hatley stated that they didn't have any history on how these projects do. Mr. Wick said that was correct. Mr. Stage stated that they started their very first house in Grove City, some 20 years ago. He also stated that he owns a patio home in Florida that is on a 50-foot wide lot and you would never know it. It is commingled with much larger homes and lots.

There being no additional questions or comments, Mr. Saxton moved it be approved; seconded by Mr. Eversman.

Mr. Eversman	No
Mr. Saxton	No
Mr. Radi	No
Mr. Hatley	Yes
Ms. Klemack	No

8. Resolution CR-39-02 (Approve the Sign Request for One Stop Crop Shop located at 4086 Broadway in the Historical Preservation Area) was given its reading and public hearing.

Mr. Fred Hollingsworth, Sign Co., was present to represent petitioner.

There being no additional questions or comments, Mr. Saxton moved it be approved; seconded by President Klemack.

Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes

9. Resolution CR-40-02 (Approve the Development Plan for The Grove City Church of the Nazarene located at 4770 Hoover Road) was given its reading and public hearing.

Mr. Dave Bowman, McKnight Group, was present to represent the petitioners. Mr. Saxton reviewed the three stipulations set by Planning Commission, which Mr. Bowman stated that there were no objections to any of the stipulations. Mr. Eversman asked what the construction timetable was. Mr. Bowman said they anticipate starting construction in late July with completion in one year.

Mr. Stage stated that they would like for the church to entertain a pedestrian crossing, immediately across from the Hoover Crossing Lane, so there can be pedestrian traffic there. This would be after Hoover Road is complete. Mr. Bowman agreed to this.

Mr. Nelson Kohman, City's Consulting Engineer, stated that they conducted a Traffic Study on a Sunday morning. He provided an overview of the Study and discussed the plan they have developed to help with the traffic flow. Some of the suggestions were: 1. Add two (2) left turn lanes into the church; 2. In the future, they think there is another plan that the church could access Hoover Road further south, near the relocated Orders Road. At that location, they would propose a traffic signal; 3. In the interim, they are looking at putting in a traffic signal at Hoover Crossing Way, with a crosswalk. There would probably be a left turn arrow, north bound, to assist the Hoover Crossing residents. He said what they would like to do now is work with the church to work through these ideas and thought and get their feedback. Mr. Bowman said this was a welcome opportunity for the interim and for the future.

There being no additional questions or comments, Mr. Saxton moved it be approved; seconded by President Klemack.

Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes

10. Resolution CR-41-02 (Approve the Development Plan for Parkway Village Apartments located north of White Road and west of Buckeye Parkway) was given its reading and at the request of the agent for the petitioner, Mr. Saxton moved it be postponed until June 17, 2002; seconded by Mr. Radi.

Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes

The Chair recognized Mr. Radi, Chairman of the Safety Committee, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-56-02 (Change the Street Name of Butterfield Lane to Sunny Rock Lane located in the Creekside, Section 2 subdivision) was given its second reading and public hearing.

There being no questions or comments, Mr. Radi moved it be approved; seconded by Mr. Eversman.

Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes

The Chair recognized Mr. Hatley, Chairman of the Finance Committee, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-57-02 (Authorize the Issuance of Notes in the amount of Not to Exceed \$6,000,000.00 for the purpose of improving Stringtown and White Roads by widening, repaving and constructing drainage improvements and related infrastructure with landscaping, traffic control devices, lighting, and related improvements, approving the form of official statement relating to the Notes and declaring an emergency) was given its second reading and public hearing.

Mr. Behlen, Dir. of Finance, explained that we are working on improvements to Stringtown and White Roads. This is the first phase in financing the construction. In order to keep the project on line, they are asking for the 30-day grace period to be waived. He stated that the bids are already out and they are waiting on their return. Mr. Hatley asked if it might not be \$6,000,000.00. Mr. Behlen said yes, but our exposure will be for the full amount. They will know better when the bids are received. Mr. Hatley asked what the maturity of the bonds would be. Mr. Behlen stated that they would revisit this issue in June or July next year. They will decide if they continue the bonds in a second series or pay them down. We are in a very favorable market and the waiver of the 30 days also allows for flexibility to access this market.

Mr. Stage commented that this does put the City at some risk. The TIF Agreement is being written to protect the City, but if something doesn't work out, we are on the hook for the \$6,000,000.00. Mr. Behlen stated that the project is out for bid, however unless you can prove that you have the money to pay for it, if awarded, you are in violation. That is another reason for the timing.

There being no additional questions or comments, Mr. Hatley moved that the Rules of Council be suspended and the waiting period waived; seconded by Mr. Saxton.

Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes

Mr. Hatley moved it be approved as an emergency measure; seconded by Mr. Saxton.

Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes

2. Ordinance C-58-02 (Appropriate \$67,358.12 from the General Fund for the Current Expense of Cost Sharing of Public Improvements associated with Creekside Section One, Phase 2 and Section Two) was given its second reading and public hearing.

Mr. Hatley explained that this was for the over sizing of Buckeye Parkway. Mr. Stage commented that this has been reviewed with an Engineering Firm and think this is the correct number. It is consistent with past reimbursements.

There being no additional questions or comments, Mr. Hatley moved it be approved; seconded by Mr. Saxton.

Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes

3. Ordinance C-63-02 (Accept a Community Gift from the International Fraternal Order of Eagles and to Appropriate \$5,000.00 from the General Fund) was given its first reading. Second reading and public hearing will be held on June 17, 2002.
4. Ordinance C-64-02 (Appropriate \$53,500.00 from the General Fund for the Current Expense of Implementing the Phase II NPDES Compliance Assessment Study) was given its first reading. Second reading and public hearing will be held on June 17, 2002.

The Chair asked that any new business to be brought before the attention of Council be done so at this time.

Ms. Heidi Ehret, Ohio Environmental Council, spoke on their Hometowns for Healthy Air Campaign. This is an effort to clean up air emissions from Coal Burning Power Plants. She stated that eleven communities have passed Resolutions of support for this campaign so far. She explained the effects of the pollutants from the 21 major coal burning power plants in the State. She said we may not have a plant in or near Grove City, but air doesn't stay within political subdivision. It affects everyone. She gave an information packet to the Council Members and recited from many reports and studies on the effects of poor air quality and the emissions from these types of plants. She said she hoped Grove City would lend there support by way of a Resolution in the future. President Klemack thanked her for attending and

explaining their campaign. Mr. Stage commented that Grove City was a leading community in getting the Trash Burning Power Plant shut down and feels we have made our statement about being committed to clean air. Ms. Ehret thanked the City for their prior efforts. She said she feels this is a different problem. These plants are in a loophole in the Act and don't have to follow any modern emissions standards and can pollute up to 10 times higher than modern power plants. She hopes that we will also stand up for this clean air proposal.

Mr. Dale Hooper, resident, requested support for this issue. He gave a number of reasons to support this campaign. He said it is not just for health reasons but for economic reasons as well. "Project Clear" is an effort to keep Columbus in compliance, which will affect the surrounding communities as well. If they don't stay in compliance, it could restrict the development of industry, new highways, etc.

The Chair recognized members of Administration and Council for closing comments.

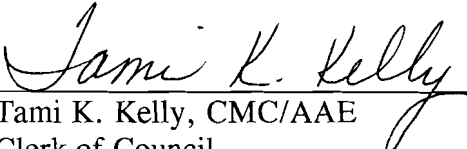
1. The Mayor submitted the Mayor's Monthly Report and Mr. Radi moved it be approved; seconded by Mr. Saxton.

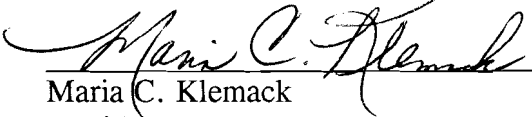
Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes

She then reported on projects and upcoming events. She congratulated the Navy Jr. ROTC and expressed condolences to the passing of Mr. John Tucci, former Jackson Township Trustee.

2. Mr. Stage expressed condolences to Chief McKean and his wife for the passing of his father-in-law. He commented that they are pursuing some projects at the Lumber Yard site and at the Farmer's Exchange.
3. Council commented on the Memorial Day Parade and thanked the Legion for allowing them to participate. They also congratulated the Navy Jr. ROTC and offered condolences to the Tucci and McKean families. President Klemack invited everyone to participate in this year's Relay For Life.
4. After additional comments from Council and other Administrative staff members, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 9:25 p.m.


Tami K. Kelly, CMC/AAE
Clerk of Council


Maria C. Klemack
President